

**4. OFFICIAL PLAN AMENDMENT FILE OP.03.002
P. GABRIELE & SONS LIMITED
PRELIMINARY REPORT**

P.2003.11

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for Official Plan Amendment File OP.03.002 (P. Gabriele & Sons Limited) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On January 9, 2003, the Owner submitted an application to amend the Official Plan to permit the development of a residential plan of subdivision. The amendment is required to comply with the District Centre Policies of OPA 600.

Background - Analysis and Options

The lands are located on the south side of Major Mackenzie Drive, west of Weston Road, in Lot 20, Concession 6, City of Vaughan. The lands are currently developed with a single storage building. The surrounding land uses are:

- North - Major Mackenzie Drive; farmland, non-farm residential (A Agricultural Zone, RR Rural Residential Zone)
- South - Draft Plan of Subdivision 19T-97V15 - Artibus Development Corp. (A Agricultural Zone)
- East - MTO yard (A Agricultural Zone)
- West - farmland (A Agricultural Zone)

The lands are designated "Vellore Village Centre" by OPA 600, and zoned A Agricultural Zone by By-law 1-88. The Official Plan policies require a tertiary plan, in the form of an Official Plan Amendment, be approved by Council prior to development of any portion of the District Centre. The preparation of the Vellore District Centre tertiary plan is presently in process for consideration by Council in 2003.

On January 24, 2003, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and the Vellore Village Ratepayers Association. No comments have been received to date. Any responses received will be addressed in the technical review and included in a comprehensive staff report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the proposed application, Staff have identified the following matters to be reviewed in greater detail:

- OPA 600 requires a tertiary plan, in the form of an official plan amendment, be adopted by Council prior to any development in a "District Centre"; this application to amend the Official Plan seeks to permit development of the subject lands to proceed independent of the comprehensive tertiary plan;
- the subject lands are within the "Waste Disposal Assessment Area"; the required Environmental Site Assessment will be peer reviewed; and

- a conceptual plan showing the type of residential development and road pattern is required, to be reviewed for conformity with the policies of OPA 600 regarding permitted uses and design criteria.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments of the public and Council expressed at the public hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Location Map

Report prepared by:

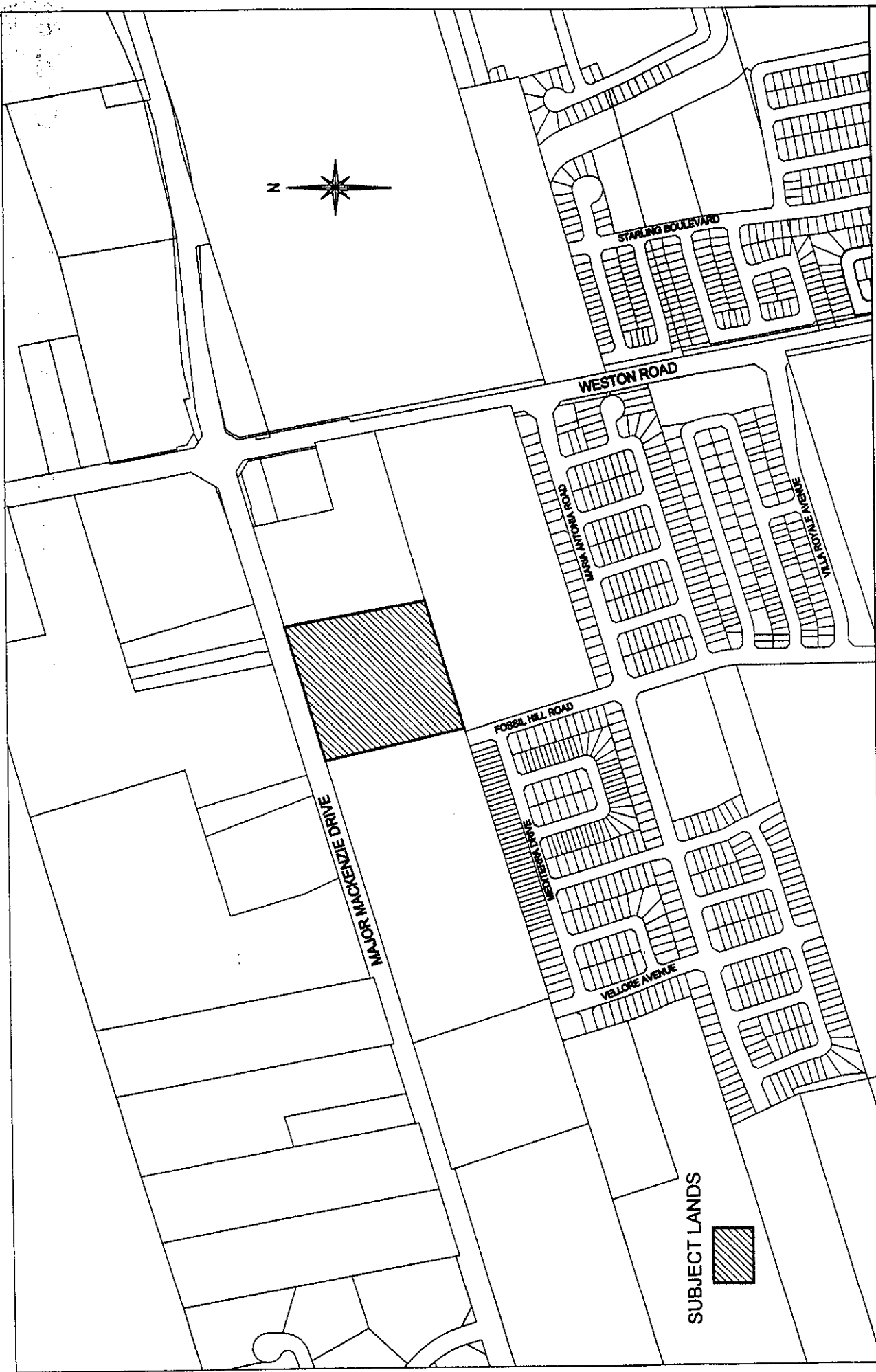
Todd Coles, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager of Development Planning, Ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM



Attachment
1

FILE No.:
 OP.03.002

Not to Scale
 January 20, 2003

City of Vaughan
 Community Planning Department

Location Map

Lot 20,
 Concession 6

APPLICANT:
 P. GABRIELE &
 SONS LIMITED

\\s\p\1\ ATTACHMENTS\OP\03.002